



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, February 3, 2016 – noon**

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon** on **Wednesday, February 3, 2016** in the **City Hall Council Chambers** located at 800 Third Street, Marble Falls, Texas at which time the following subjects will be discussed:

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT**
2. **CITIZENS COMMENTS** *This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The President may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*
3. **APPROVAL OF MINUTES**
 - January 6, 2016 regular meeting and January 19, 2016 joint workshop.
Christina McDonald, Secretary
4. **PRESENTATIONS AND UPDATES**
 - Update on Community Arts Project. *Erin Hinzmann*
5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT**
 - Real Estate Activity
 - Business Visits
6. **EXECUTIVE DIRECTOR'S REPORT**
 - Marketing
 - Website Activity
 - Professional Development
7. **DISCUSSION AND ACTION ITEMS**
 - (a) Discussion and Action on a request for funding for Parks Master Plan. *Robert Moss, Parks and Recreation Director*
8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (Economic Development), pursuant to §551.071 (Private Consultation between the Board and its Attorney), and pursuant to §551.072 (Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property) of the Open Meetings

Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development

9. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION

10. FUTURE AGENDA REVIEW

11. ADJOURNMENT

"The Marble Falls Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Economic Development Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.

Certificate of Posting

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on the 29th day of January, 2016 at 9:00 am and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

/s/ Christina McDonald

Christina McDonald, TRMC
EDC Secretary

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 6th day of January, 2016 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

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| <u>PRESENT:</u> | Steve Reitz | President |
| | Mark Hodges | Vice President |
| | Jane Marie Hurst | Director |
| | Mark Mayfield | Director |
| | Judy Miller | Director |
| | John Packer | Director |

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| <u>ABSENT:</u> | Lindsay Plante | Director |
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| <u>STAFF:</u> | Christian Fletcher | Executive Director |
| | Midge Dockery | Business Development Coordinator |
| | Christina McDonald | EDC/City Secretary |
| | Mike Hodge | City Manager |
| | Robert Moss | Parks and Recreation Director |

VISITORS: Billy Wall (Burnet County Precinct 3 Commissioner Candidate), Chad Calhoun, Tessa Schmidtzinsky (PEC)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order at noon and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **APPROVAL OF MINUTES.** Director Packer made a motion to approve the minutes of the December 2, 2015 regular meeting. The minutes were approved by a vote of 5-0 seconded by Director Miller.
4. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
5. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery gave an update on real estate activity and recent business visits.
6. **EXECUTIVE DIRECTOR'S REPORT.** Executive Director Christian Fletcher gave an update on website activity and marketing.

7. **DISCUSSION AND ACTION ITEMS.** There were no action items to be considered.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Development

12:10 pm Convened to Executive Session (note: Director Hurst arrived at approximately 12:15 pm)

12:55 pm Returned to Open Session

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Director Mayfield made a motion to authorize the Economic Development Corporation Executive Director to begin negotiations with Novak Cobalt Partners regarding the hotel/conference center development as discussed in executive session. The motion was seconded by Director Miller and carried by a unanimous vote of those present (6-0).

10. **FUTURE AGENDA REVIEW.** Mr. Fletcher reminded the board about the joint workshop with Council and the Planning and Zoning Commission on January 19. The next regular meeting will be held February 3, 2016.

11. **ADJOURNMENT.** There being no further business to discuss, Director Hodges made a motion to adjourn. Director Mayfield seconded the motion. The meeting was adjourned at 12:59 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 19th day of January, 2016 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in joint workshop session with the Marble Falls City Council and the Planning and Zoning Commission at 6:00 pm at the regular meeting place in City Hall, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

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| <u>PRESENT:</u> | Steve Reitz | President |
| | Mark Hodges | Vice President |
| | Mark Mayfield | Director |
| | John Packer | Director |
| | Jane Marie Hurst | Director |
| | Lindsay Plante | Director |

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| <u>ABSENT:</u> | Judy Miller | Director |
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| <u>COUNCIL</u> | | |
| <u>PRESENT:</u> | John Packer | Mayor |
| | Jane Marie Hurst | Mayor Pro-Tem |
| | Rachel Austin-Cook | Councilmember |
| | Richard Lewis | Councilmember |
| | Ryan Nash | Councilmember |
| | Reed Norman | Councilmember |

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| <u>ABSENT:</u> | Richard Westerman | Councilmember |
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| <u>P&Z</u> | | |
| <u>PRESENT:</u> | Steve Reitz | Chairman |
| | Fred Zagst | Vice Chair |
| | Darlene Oostermeyer | Commissioner |
| | Jason Coleman | Commissioner |
| | Greg Mills | Commissioner |
| | Thomas Barr | Commissioner |

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| <u>ABSENT:</u> | William Haddock | Commissioner |
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| <u>STAFF:</u> | Mike Hodge | City Manager |
| | Patty Akers | City Attorney |
| | Christina McDonald | City Secretary |
| | Mark Whitacre | Police Chief |

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| Eric Belaj | City Engineer |
| Elizabeth Jaimes | City Planner |
| Caleb Kraenzel | Director of Development Services |
| Christian Fletcher | EDC Executive Director |
| Robert Moss | Parks and Recreation Director |
| Midge Dockery | Business Development Coordinator |
| Margie Cardenas | Finance Director |

VISITORS: Glynis Smith (The Highlander), Russ Roper, Gene Dane, Patti Zinsmeyer and Erin Burks (Marble Falls/Lake LBJ Chamber of Commerce), Brian Shirley (CPAC Chair), Jessica and Ben Robertson (Backbone Valley Nursery)

1. **CALL TO ORDER.** President Reitz called the workshop to order at 6:58 pm.
2. **WORKSHOP – Joint with City Council and the Planning and Zoning Commission.** Matt Bucchin, Project Manager, Halff Associates, Inc. gave a progress report and reviewed the 2015-2016 Comprehensive Plan Update.
3. **ADJOURNMENT.** Director Mayfield made a motion to adjourn the workshop. Vice President Hodges seconded the motion. The workshop was adjourned at 8:20 pm.

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
February 3, 2016

Agenda Item: 8
Prepared By: Christina McDonald, Secretary
Department: Administration
Submitted By: EDC Board

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| AGENDA CAPTION |
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EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center Project

CERTIFICATION:

I hereby certify that I have reviewed the proposed topic for the Executive Session described herein and in my opinion, the Texas Open Meetings Act authorizes the Marble Falls Economic Development Corporation to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this _____ day of _____, 2016.

EDC Attorney